

“RETAIN FOR SUBSEQUENT COUNCIL PUBLIC HEARING”



**CITY OF EL PASO, TEXAS
PLANNING, RESEARCH & DEVELOPMENT DEPARTMENT**

M E M O R A N D U M

TO: The Honorable Mayor and City Council
Joyce Wilson, City Manager
Patricia D. Adauto, Deputy City Manager
Laura Uribarri, Executive Assistant to the Mayor
Adrian Ocegueda, Executive Assistant to the Mayor

FROM: Jorge E. Rousselin, Urban Planner

SUBJECT: Council Agenda Items Introductions (Ordinances)
Introduction: November 2, 2004
Public Hearing: **November 23, 2004**

DATE: October 25, 2004

The following items have been scheduled for City Council action as noted above.
Relevant information is attached. If you have any questions, please contact me at 541-4723.

- 1. AN ORDINANCE GRANTING SPECIAL PERMIT NO. ZON04-00113, TO ALLOW FOR A PLANNED RESIDENTIAL DEVELOPMENT ON A PORTION OF TRACT 1A, S.J. LARKIN SURVEY #265, AND ALL OF TRACTS 1B, 2C AND 4M, S.J. LARKIN SURVEY #265, EL PASO, EL PASO COUNTY, TEXAS (SOUTH OF BEAR RIDGE DRIVE AND EAST OF DESERT CANYON ROAD) PURSUANT TO SECTION 20.12.040 AND 20.22.040 (ZONING) OF THE EL PASO MUNICIPAL CODE. THE PENALTY IS AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE. (DISTRICT 1)**
 - 2. ORDINANCE GRANTING SPECIAL PERMIT NO. ZON04-00129, TO ALLOW FOR A PUBLIC OR GOVERNMENTAL USE ON LAFAYETTE TRACT 1, EL PASO, EL PASO COUNTY, TEXAS (7901 SAN JOSE ROAD) PURSUANT TO SECTION 20.22.040. THE PENALTY IS AS PROVIDED IN SECTION 20.68 OF THE EL PASO MUNICIPAL CODE. (DISTRICT 7)**
- c: George Sarmiento, Planning Director; Rudy Valdez, Chief Urban Planner; Esther Guerrero, Planning Tech.;
Lisa A. Elizondo, City Attorney; Theresa Cullen-Garney, Deputy City Atty.; Matt Watson, Assistant City Atty.



PLANNING, RESEARCH AND DEVELOPMENT DEPARTMENT

MEMORANDUM

DATE: October 25, 2004

TO: The Honorable Mayor and City Council
Joyce Wilson, City Manager
Patricia D. Adauto, Deputy City Manager
Laura Uribarri, Executive Assistant to the Mayor
Adrian Ocegueda, Executive Assistant to the Mayor

FROM: Jorge E. Rousselin, Urban Planner

SUBJECT: **ZON04-00129:** Lafayette Tract 1
LOCATION: 7901 San Jose Rd **(District 7)**
PROPOSED USE: Governmental Use in an Apartment District: A-2 (Apartment)

The City Plan Commission (CPC), on October 14, 2004 voted 6-0 to recommend **APPROVAL** of ZON04-00129, concurring with Staff's recommendation.

The CPC found that this special permit request is in conformance with The Plan for El Paso; and the proposed use is in conformance with the Year 2025 Projected General Land Use Map. The CPC also determined that this special permit request the best interest, health, safety and welfare of the public in general; and that Governmental Use in Residential District is compatible with adjacent land uses.

There was **NO OPPOSITION** to this request.

Attachment: Ordinance, Staff Report

ORDINANCE NO. _____

ORDINANCE GRANTING SPECIAL PERMIT NO. ZON04-00129, TO ALLOW FOR A PUBLIC OR GOVERNMENTAL USE ON LAFAYETTE TRACT 1, EL PASO, EL PASO COUNTY, TEXAS (7901 SAN JOSE ROAD) PURSUANT TO SECTION 20.22.040. THE PENALTY IS AS PROVIDED IN SECTION 20.68 OF THE EL PASO MUNICIPAL CODE.

WHEREAS, The **City of El Paso**, the Applicant, has applied for a Special Permit under Section 20.14.260 (Zoning) of the El Paso Municipal Code, to allow a **public or governmental use in an apartment district by the expansion of Fire Station # 18**; and

WHEREAS, a report was made to the City Plan Commission and a public hearing was held regarding such application; and

WHEREAS, the City Plan Commission has recommended approval of the subject Special Permit; and

WHEREAS, the subject Special Permit has been submitted to the City Council of the City of El Paso for review and approval;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. That the property described as follows is in an **A-2 (Apartment)** District:

Lafayette Tract 1, City of El Paso, El Paso County, Texas, municipally referred to as 7901 San Jose Road..

2. That public or governmental uses are authorized by Special Permit in the **A-2 (Apartment)** District under Section 20.22.040 of the El Paso Municipal Code; and

3. That the requirements for **public or governmental use** under Section 20.22.040 have been satisfied; and

4. That the City Council hereby grants a Special Permit under Section 20.22.040 of the El Paso Municipal Code, to allow **public or governmental use by the expansion of Fire Station # 18** on the above-described property; and

5. That this Special Permit is issued subject to the development standards in the **A-2 (Apartment)** District regulations and subject to the approved Site Development Plan, signed by the Applicant, the Mayor and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as Exhibit "A" and incorporated herein by reference for all purposes; and

6. That if the Applicant fails to comply with any of the requirements of this Ordinance, construction shall stop or occupancy shall be discontinued, until any such violation ceases.

PASSED AND APPROVED this _____ day of **November, 2004**.

THE CITY OF EL PASO

ATTEST:

Joe Wardy, Mayor

Richarda Duffy Momsen, City Clerk

APPROVED AS TO CONTENT:

Jorge E. Rousselin, Urban Planner
Planning, Research & Development

Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development

APPROVED AS TO FORM:

Matt Watson, Assistant City Attorney

STAFF REPORT

Special Use Permit #: ZON04-00129

Property Owner(s): City of El Paso

Applicant(s): Same

Representative(s): Mario Cruz

Legal Description: Lafayette Tract 1

Location: 7901 San Jose Rd

Representative District: # 7

Area: 0.8 Acres (34,848 Square Feet)

Zoning: A-2 (Apartment)

Existing Use: Fire Station No. 18

Proposed Use: Governmental Use in Residential District

Surrounding Land Uses:

North -	A-2 (Apartment) / Residences
South -	A-2 (Apartment) / Public Library
East -	A-2 (Apartment) / Public Library
West-	R-4 (Residential) / Residences

Year 2025 Designation: **Rediential / Mixed Use** (Lower Valley Planning Area)

**CITY PLAN COMMISSION HEARING, October 14, 2004
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

Special Use Permit: ZON04-00129

General Information:

The applicant is requesting a special permit to allow for a governmental use in a residential district for the expansion of Fire Station #18. The property is currently zoned A-2 (Apartment). The site is currently Fire Station No. 18 and is 0.8 acres in size. The proposed site plan shows the expansion of Fire Station No. 18 to be located on the site. Access is proposed via Wenda Way and San Jose Road. There are no zoning conditions currently imposed on this property.

Information to the Commission:

The Planning, Research & Development Department has received no letters in support or opposition to this application but did receive one (1) phone call in **SUPPORT** to this application.

Staff Recommendation:

The Development Coordinating Committee (DCC) recommends **APPROVAL** of this special permit request.

The recommendation is based on the following:

The Plan for El Paso City-Wide Land Use Goals recommend that El Paso “provide designated locations for residential development that do not adversely affect the health, safety and welfare of the community and where essential infrastructure is available to serve the development.”

The Year 2025 Projected General Land Use Map for the **Lower Valley** Planning Area designates this property for **Residential/Mixed Use** land uses.

A-2 (Apartment) zoning permits **a fire station** (governmental use) in a residential district by special permit.

The Commission must determine the following:

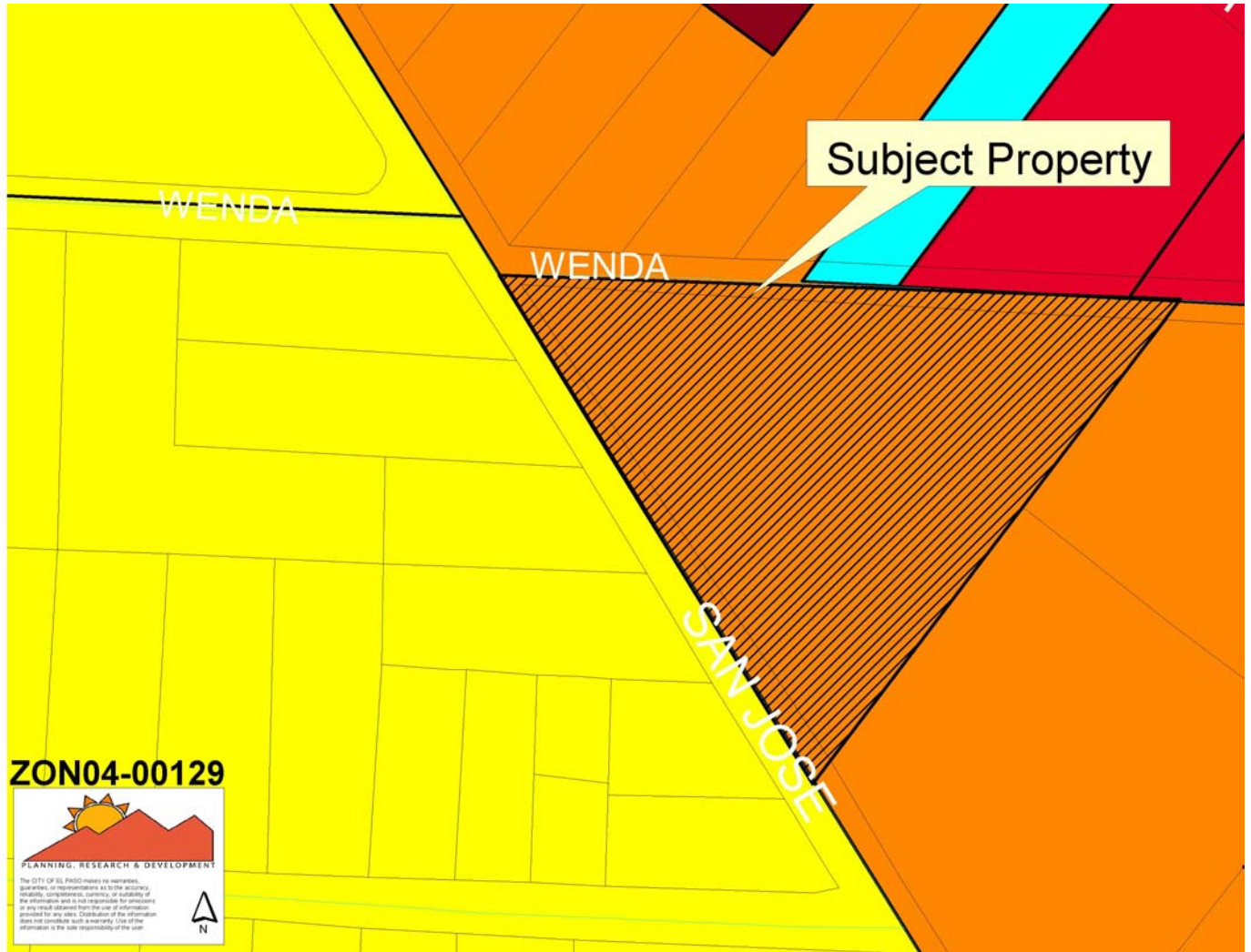
- A. Will the special permit for **a fire station** (governmental use) in a residential district protect the best interest, health, safety and welfare of the public in general?

Information To The Applicant:

- Building Permits and Inspections Department, Zoning Division Notes:
 - Recommends approval
- Engineering Department, Development Division Notes:
 - See attachment 1
- Engineering, Traffic Division Notes:
 - See attachment 2
- Fire Department Notes:
 - Site Plan does not adversely affect the Fire Department
- El Paso Water Utilities Notes:
 - No comments submitted
- Planning, Research and Development Department Notes:
 - Recommends approval

ATTACHMENT: Location Map; Site Plan; Department Comments

NOTE TO THE PROPERTY OWNER: CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THIS ITEM. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE DEPARTMENT OF PLANNING AT (915) 541-4056.

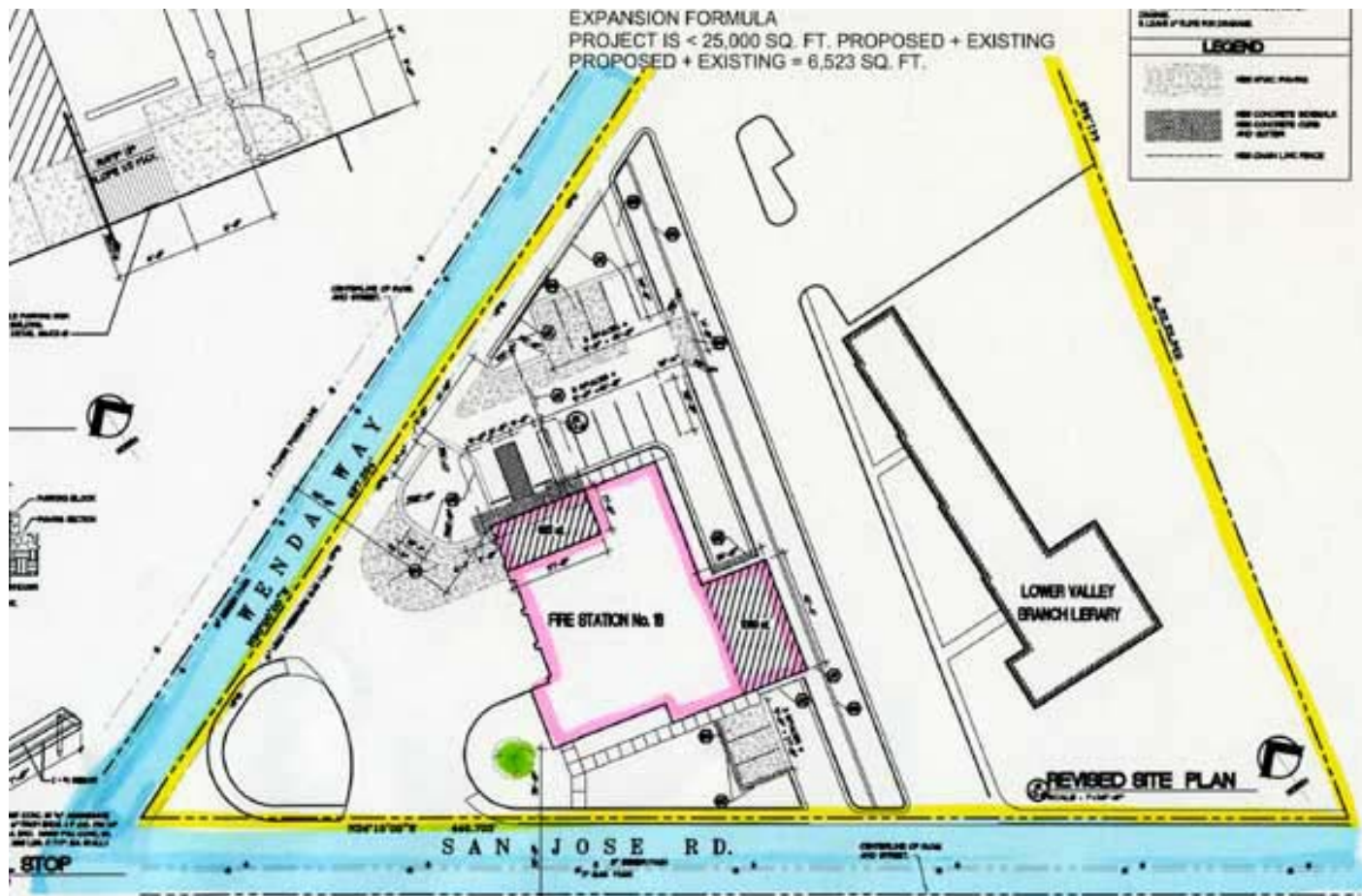




EXPANSION FORMULA
PROJECT IS < 25,000 SQ. FT. PROPOSED + EXISTING
PROPOSED + EXISTING = 6,523 SQ. FT.

LEGEND

[Pattern]	NEW ASPHALT PAVING
[Pattern]	NEW CONCRETE DRIVEWAY AND SIDEWALK
[Pattern]	NEW CHAIN LINK FENCE



Engineering Department
DEVELOPMENT DIVISION
COMMENTS

TO: PLANNING DEPARTMENT
FROM: ENGINEERING DEPARTMENT
ATTN: Kimberly Forsyth, Fred Lopez,
or Jorge Rousellin, Urban Planners

DATE: October 5, 2004
ADDRESS: 7901 San Jose Rd.
PROPOSED USE: Fire Station

CASE NO.: ZON04-00125

ZONE: A-2

REQUEST: Special Use Permit review -Governmental use in Residential Dist.

LEGAL DESCRIPTION: Lafayette Tract 1.

- ☐ 1. No comments
- ☐ 2. Must be submitted as a subdivision
- ☒ 3. Sidewalks will be required,
- ☒ 4. Grading plan and permit required.
- ☒ 5. Storm Water Pollution Prevention details required.
- ☐ 6. Storm Water Pollution Prevention plan and permit required.
- ☒ 7. Drainage plans must be approved by the City Engineer
- ☐ 8. On site ponding will be required.
- ☐ 9. Private pond is required.
- ☐ 10. No water runoff allowed unto _____.
- ☐ 11. Additional R.O.W. required.
- ☒ 12. Additional Comments: Site location is located within the Special Flood Hazard Area. Zone AH, Panel 44 B.



Bashar Abugalyon, P. E.
Chief Development Engineer

DISTRICT: 7

HME

DHCC Action:

Approved. ____/____/____

W/ Modification(s) _____

Denied ____/____/____ Reason _____

Tabled ____/____/____ Until ____/____/____, _____ Week(s)

No. Times Tabled _____, _____, _____, _____, _____, _____, _____, _____, _____

ZON04-00129SUP 7901SanJose



ENGINEERING DEPARTMENT

Traffic Division
memorandum

TO: Fred Lopez, Planner II
Kimberly Forsyth, Planner II
Planning Department

FROM: Traffic Division

DATE: October 6,, 2004

SUBJECT: ZON04 – 00129 7901 San Jose Road
Zoning Change to Governmental Use in Commercial District
Proposed Fire Station

Regarding the above referenced DCC item, the Traffic Division has the following comments:

- **No objection to the proposed zoning change**

Should your office or the applicant have any questions or comments regarding these issues, please contact Margarita Molina, at 541-4223.



INTEROFFICE MEMORANDUM

To: Kimberly Forsyth
Urban Planner/Land Development

From: El Paso Water Utilities - Engineering

Date: October 13, 2004

Subject: **ZON04 - 00129 (Special Use Permit)**
Lafayette Tract 1 (the Property).

Location: 7901 San Jose Road.

Present: A-2 (Apartment); Fire Station

Request: Governmental Use in Residential District.

We have reviewed the site plan described above and provide the following comments:

General

7901 San Jose Road has water and sanitary sewer services.

Application for water and sanitary sewer services should be made 6-8 weeks prior to any construction to ensure water for construction work. A site plan, a utility plan, grading & drainage plans, landscaping plan (if applicable), the legal description of the property, and a certificate-of-compliance are required at the time of application. The certificate-of-compliance can be obtained on the 2nd floor at City Hall.

EPWU does not object to this request.